

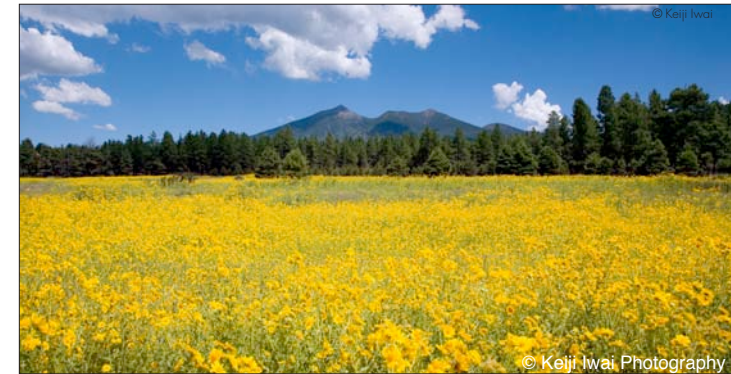
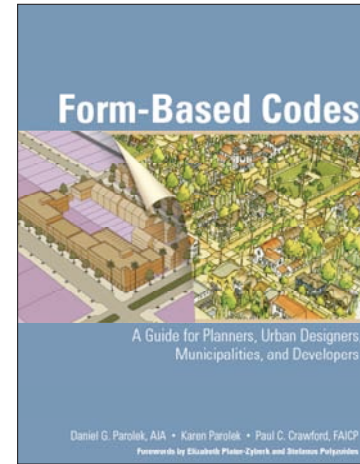
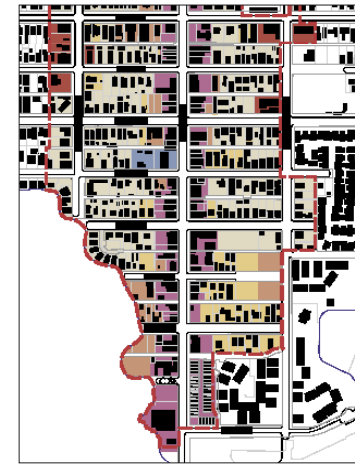
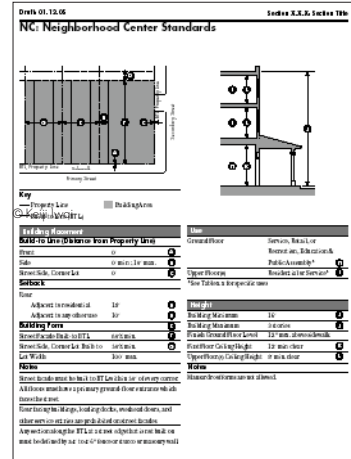


Charrette Kick-Off Presentation

October 5, 2009

Opticos Design, Inc.
Lisa Wise Consulting, Inc.

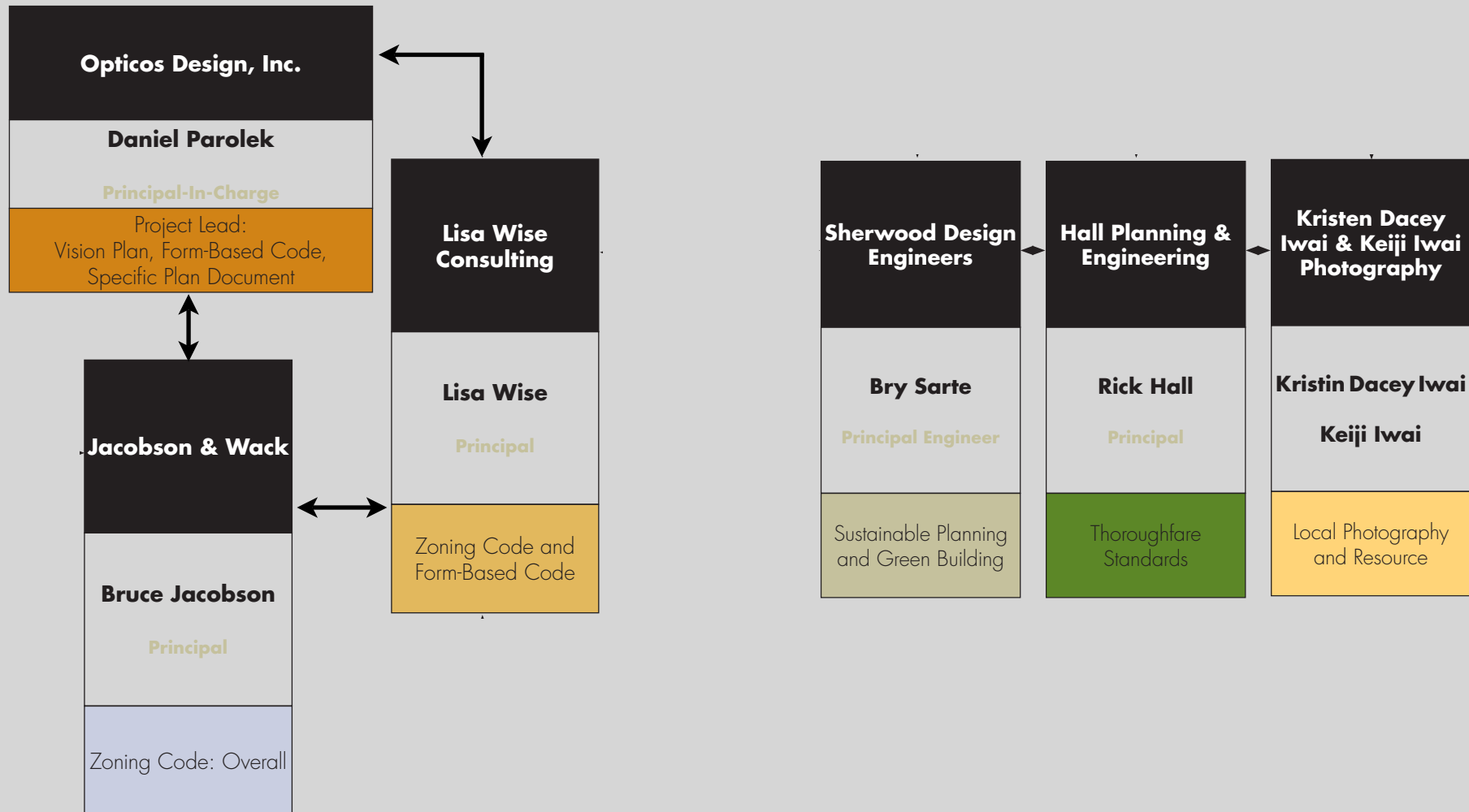
Jacobson & Wack
Sherwood Design Engineers
Hall P&E, Inc.
KDI Photography



Presentation Overview

1. Intent of the Charrette
2. What We Have Done
3. Form-Based Code: Brief Overview
4. What Your Current Code Allows in Focus Area
5. What Else Have We Learned: Our Team's Thoughts
6. Conclusion
7. Q&A and Break Out

Team Structure



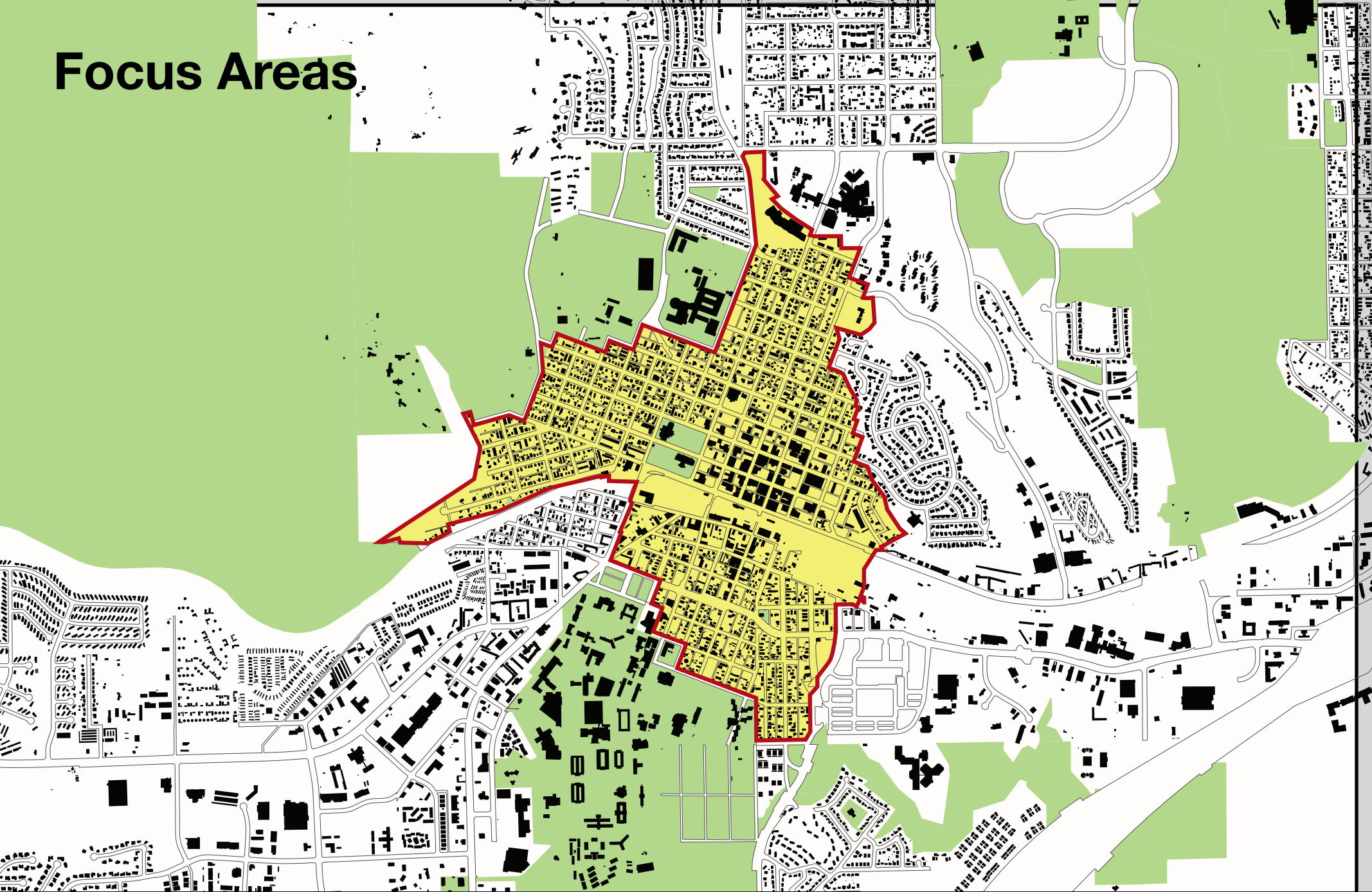


Intent of the Charrette

What is it? How is it different than other public processes? What likely will be addressed at the charrette? Why should you participate?

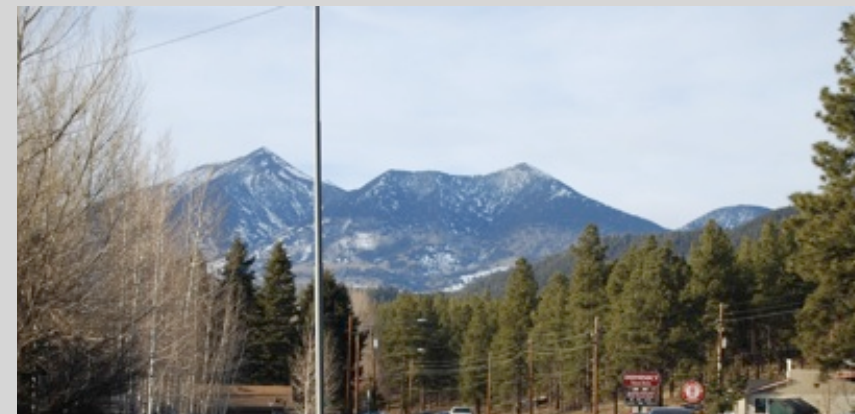
© Keiji Iwai Photography

Focus Areas



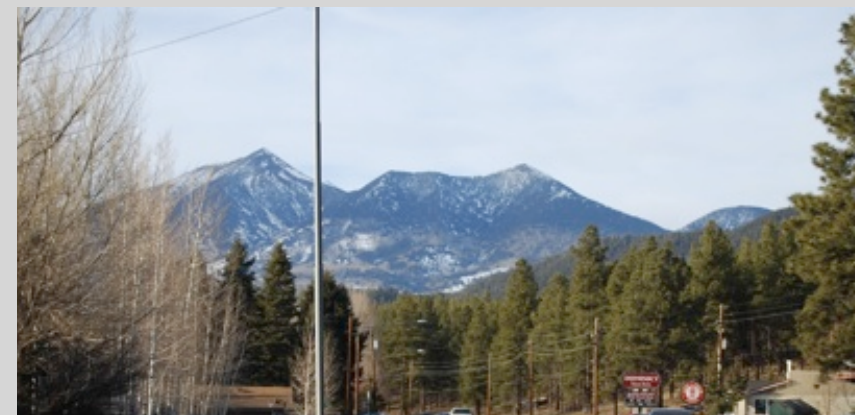
Project Objectives:

- Transform code into **innovative, integrated, user-friendly** document
- Reinforce a **sustainable and comprehensive** policy plan
- Reinforce **regional plan vision**
 - Encourage compact land use
 - Preserve natural environment
 - Preserve sense of community & livability
- Promote **context-sensitive infill**
(sensitivity to historic fabric)
- Artfully and intelligently **integrate natural and man-made systems**



Project Objectives (cont'd.):

- **Tailor development** to local and regional climate, ecology, history, & culture
- Provide **housing choices**
- Reinforce **alternative energy sources and energy conservation**
- Reinforce **water conservation**
- Promote **local and healthy food systems**



Charrette Schedule:

Ways you can participate

Opening Presentation

5:30 Monday (City Council Chambers)

Open Studio

Most of the week minus Thursday late afternoon and Friday

Brown Bag Lunch Presentations

Tuesday, Wednesday, Thursday 12:00

Studio Review (informal)

Tuesday, and Wednesday.

Final Presentation

5:30 Friday (City Council Chambers)

	Monday October 5th, 2009	Tuesday October 6th, 2009	Wednesday October 7th, 2009	Thursday October 8th, 2009	Friday October 9th, 2009
8:00 AM					
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6:00 PM					
7:00 PM					
8:00 PM					

Opening Presentation	Studio Open to Public	DP	Dan Parolek	EZ	Eric Zickler
Brown Bag Lunch Open to Public	Studio Closed to Public	LW	Lisa Wise	BS	Bry Sarté



Flagstaff Zoning Code Update

Conclusion



What We Have Done

Analysis and Outreach



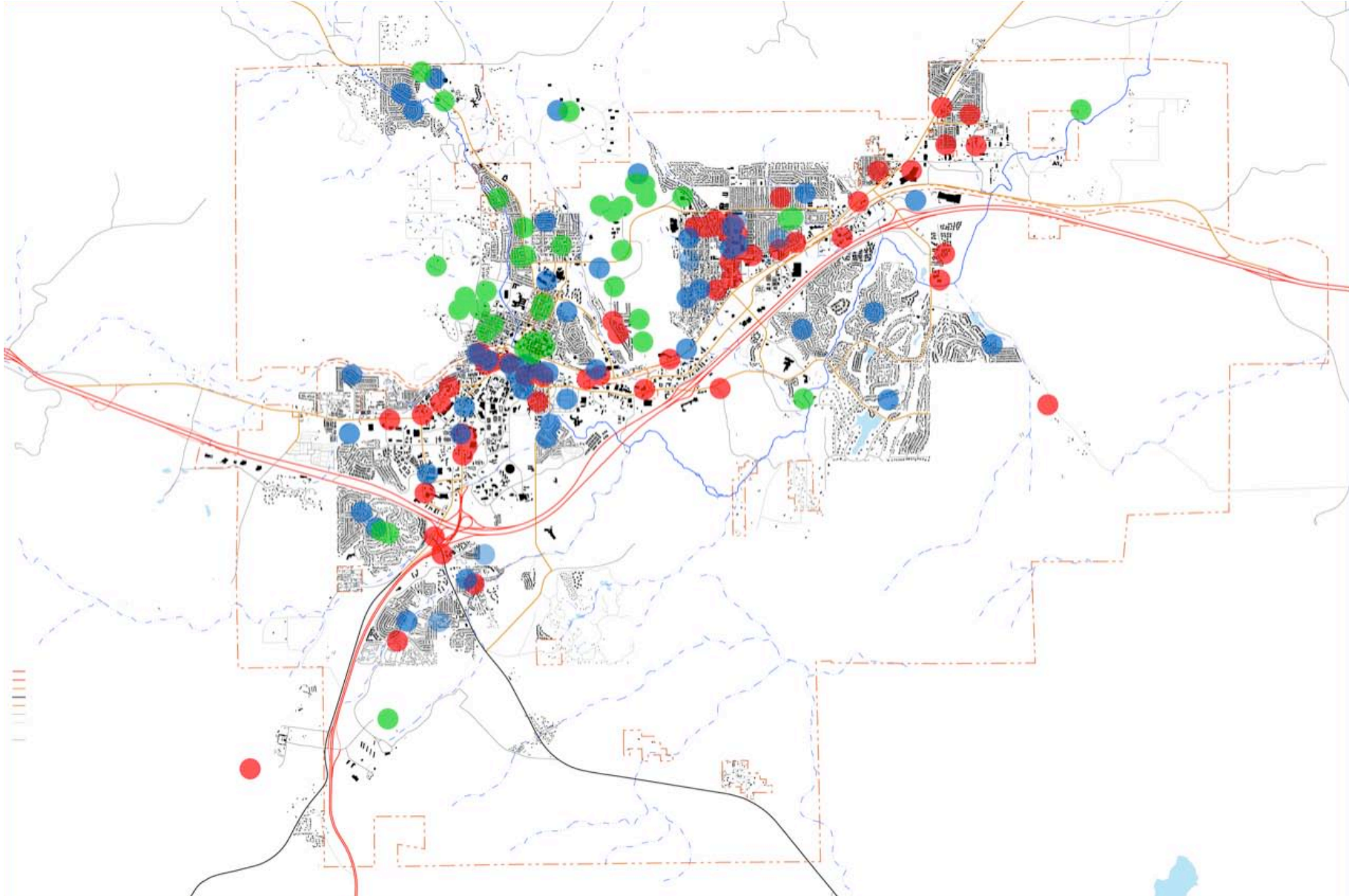
Flagstaff Zoning Code Update

What Have We Learned?

Dot Exercise

May 8, 2009

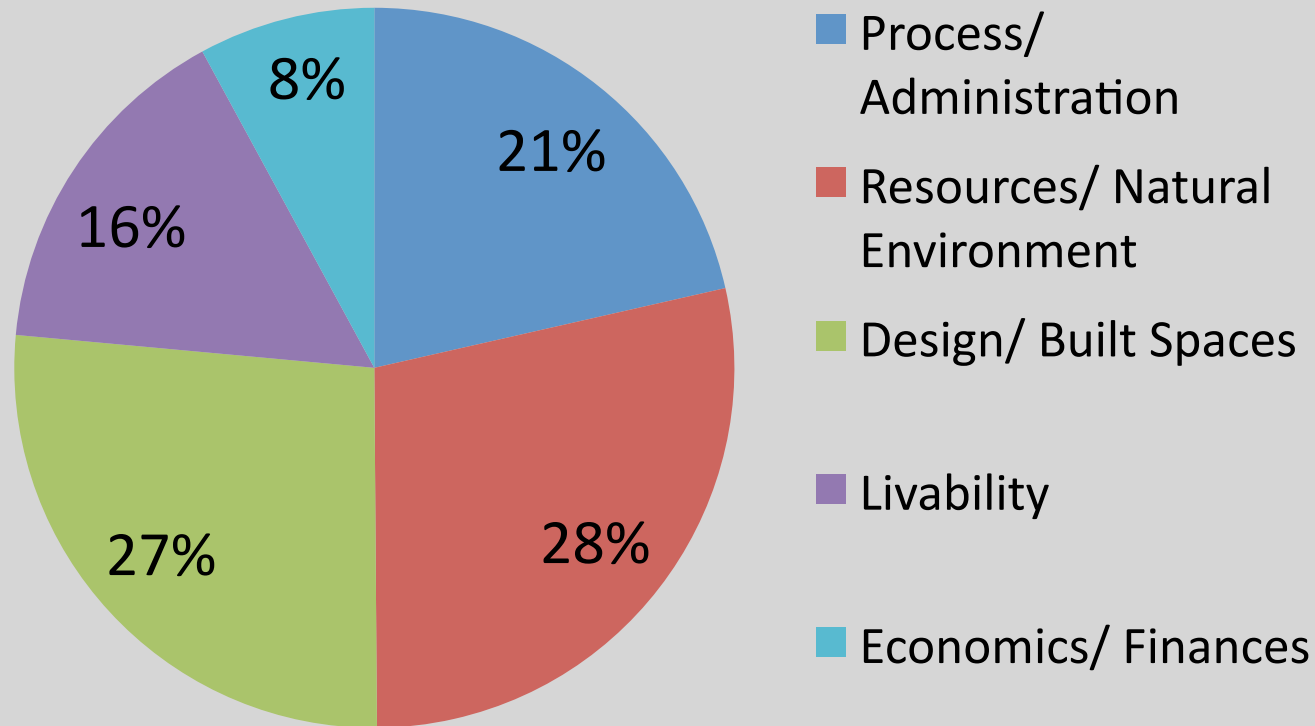
Combined Results from Public Comments: Dot Exercise



Stakeholder Interviews

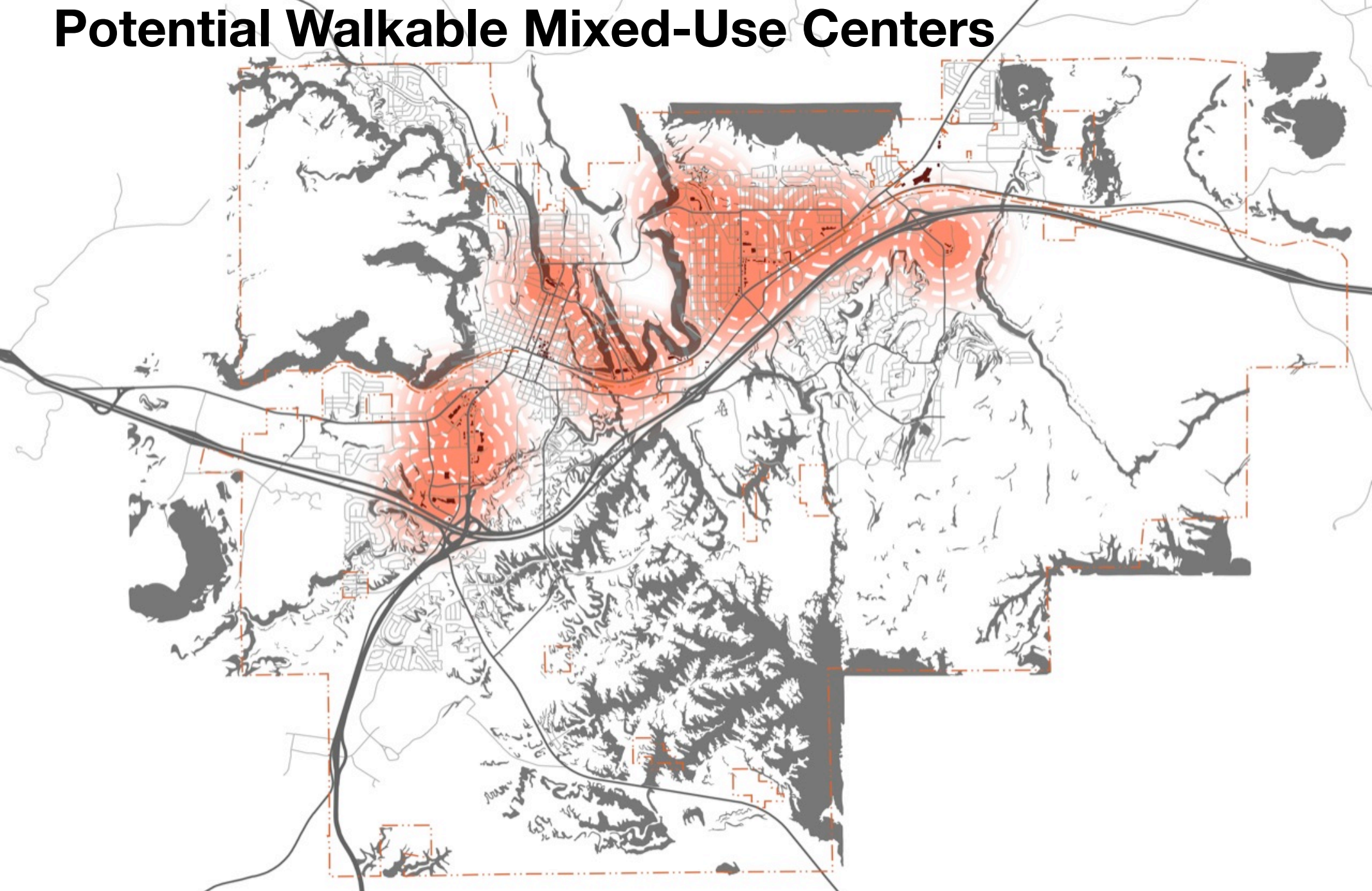
May 7-8, 2009

Key Issues



Macro Scale (City Wide) Analysis

Potential Walkable Mixed-Use Centers



Micro Scale Analysis



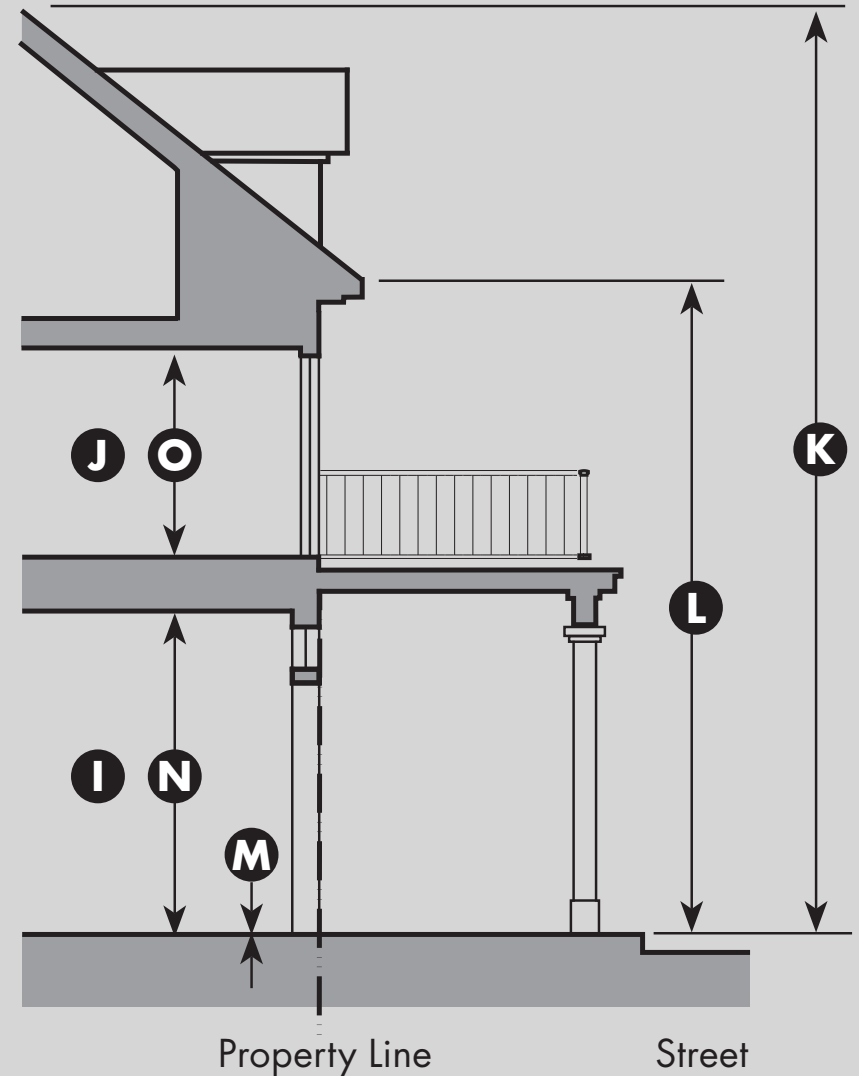
Focus Groups and Citizen Advisory Committee

Form-Based Code Overview

for the successful implementation of a community's vision

Form-Based Code Elements

- 1.Regulating Plan
- 2.Building Form Standards
- 3.Frontage Type Standards
- 4.Building Type Standards
- 5.Subdivision Standards



Optional Components:

- Architectural standards
- Green building standards
- Landscape standards
- Stormwater management
- Alternative energy
- Food production



**Form-Based Code
defines this**



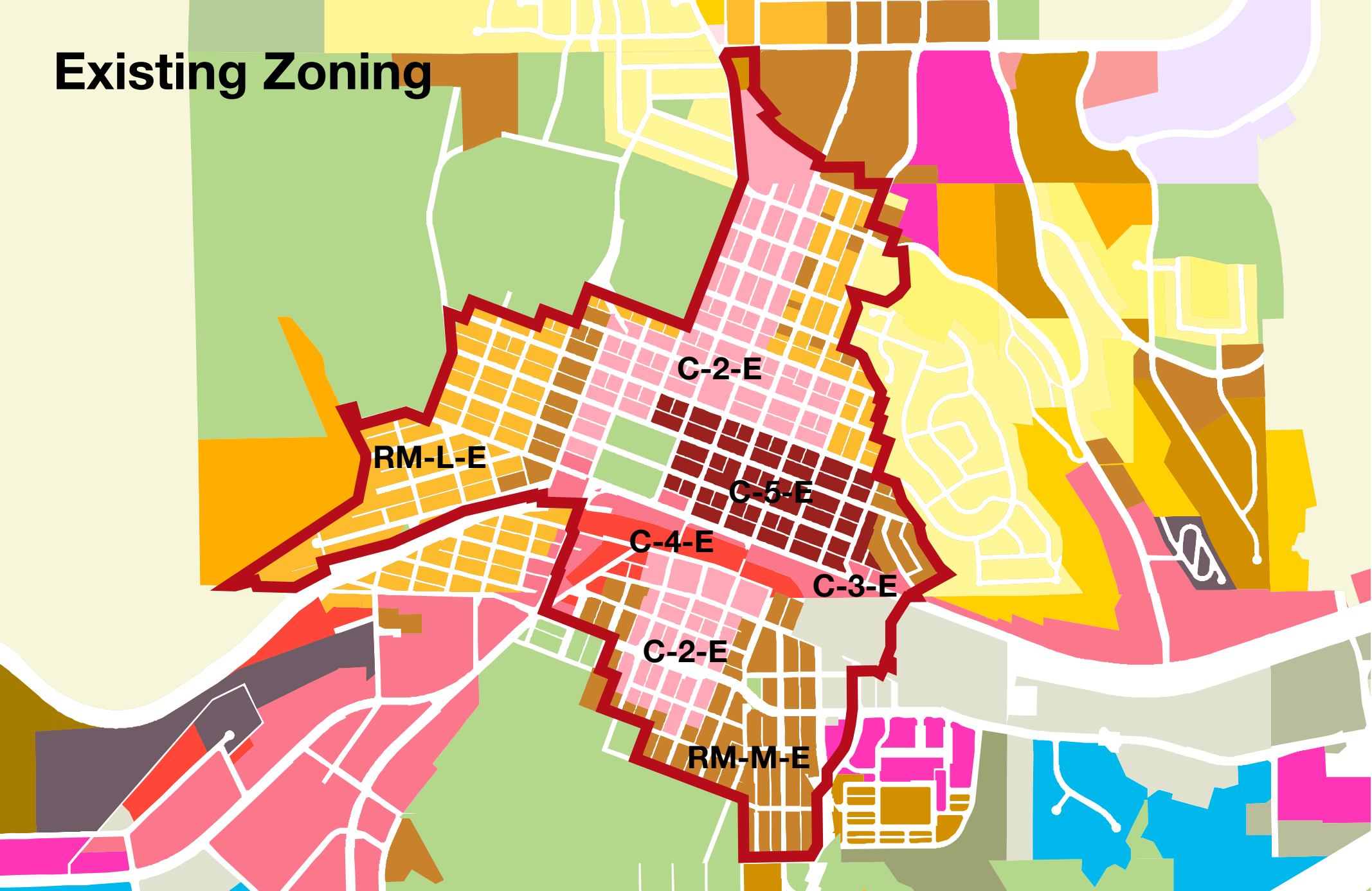
This is the architecture

What Your Current Code Allows

What we need to fix

© Keiji Iwai Photography

Existing Zoning



Typical Condition



C-3-E: Medium Lot Width-125' x136'-Surface Parking

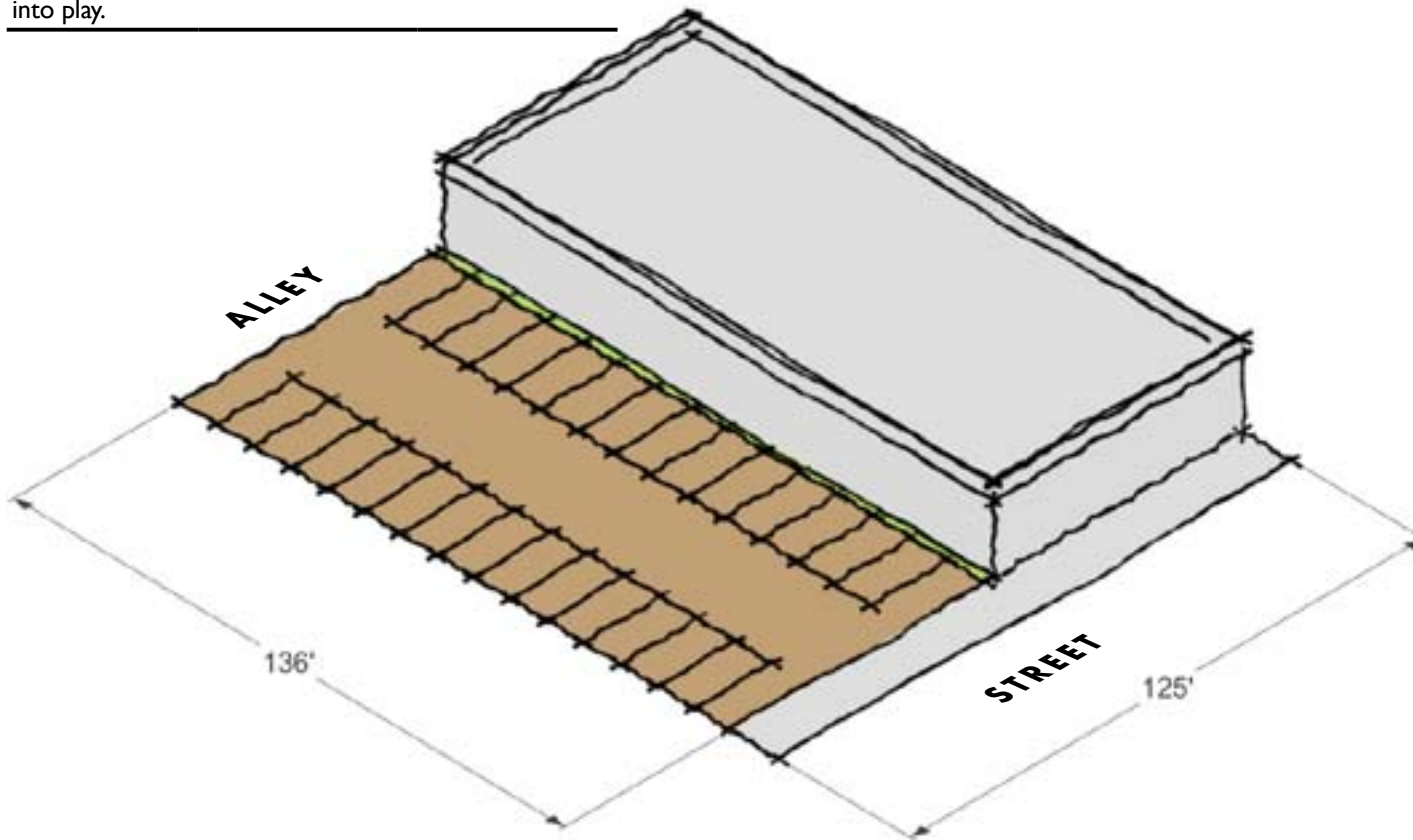
Commercial Zones C-2-E, C-3-E, C-4-E Medium Lot Surface Parking

Description

General office building on a medium lot (125' x 136') with non-residential neighbors. Parking accessed off street and alley.

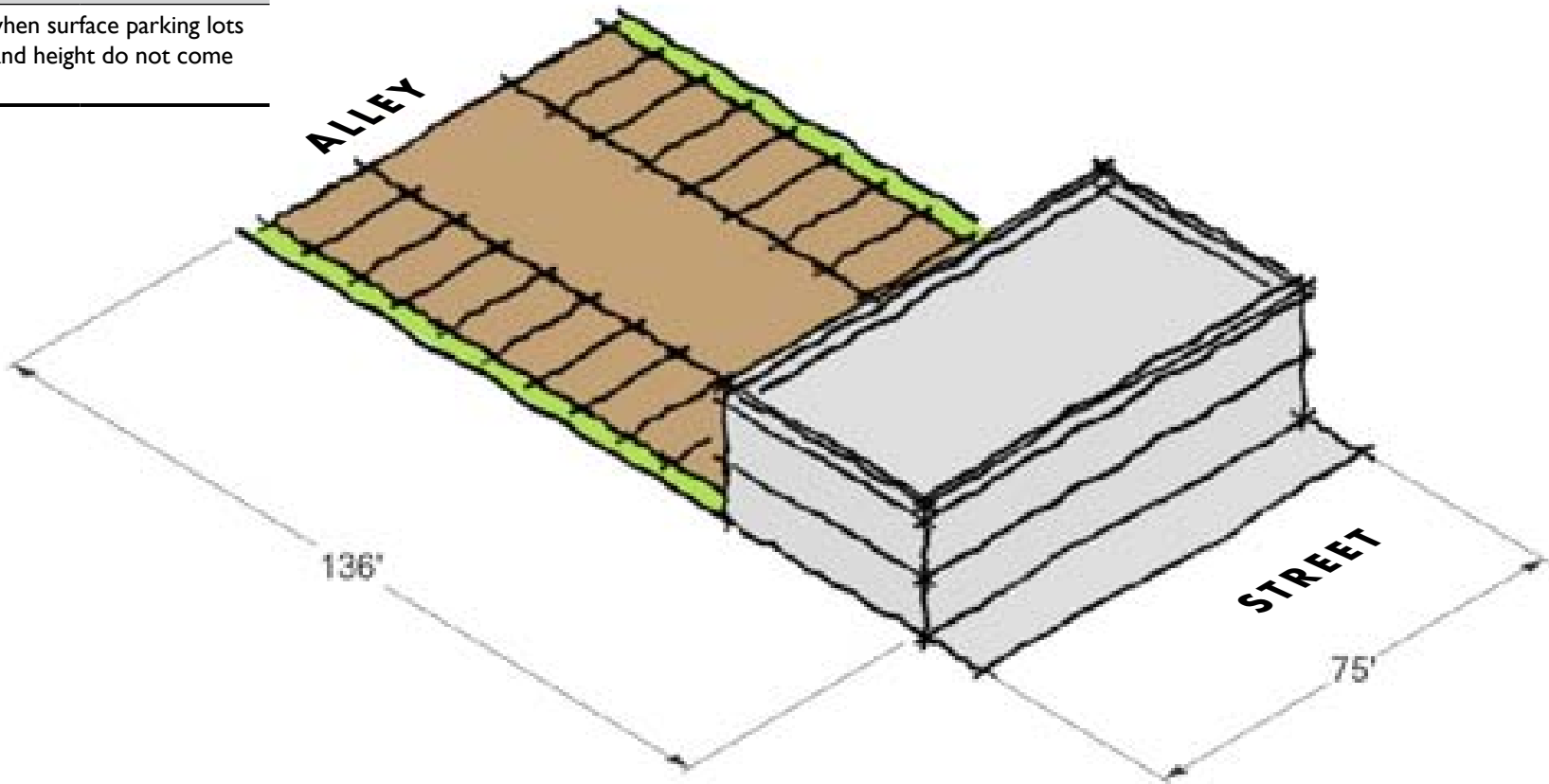
Limiting Factor

Parking is the limiting factor when surface parking lots are used. The maximum FAR and height do not come into play.



C-2-E: Min. Lot Width-75' x 136'-Surface Parking

Commercial Zones C-2-E, C-3-E, C-4-E
Medium Lot Surface Parking
Description
General office building on a medium lot (75' x 136') with non-residential neighbors. Parking accessed off an alley only.
Limiting Factor
Parking is the limiting factor when surface parking lots are used. The maximum FAR and height do not come into play.



C-2-E: Min. Lot Size-75' x 136'-Surface Parking

Commercial Zones C-2-E, C-3-E, C-4-E

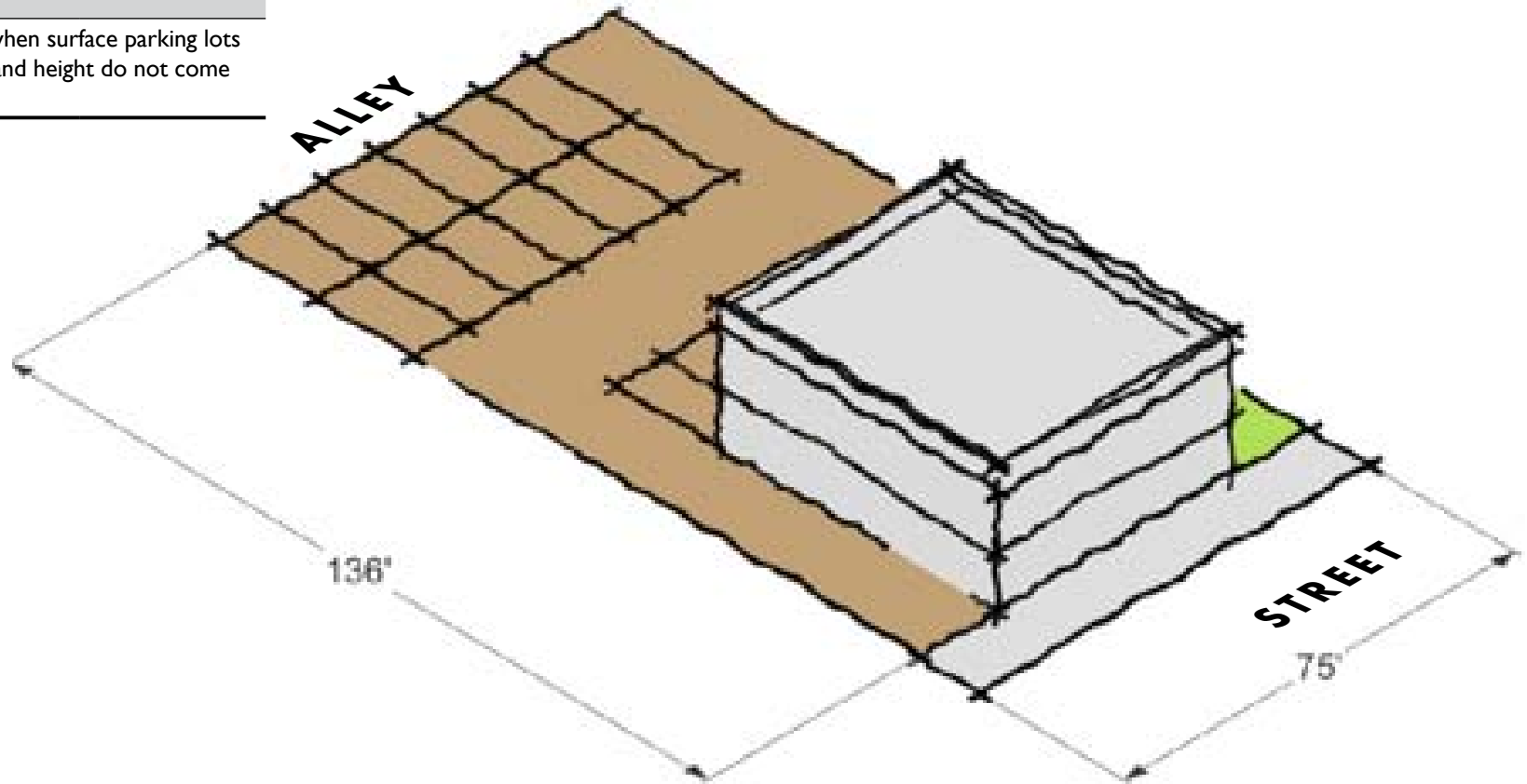
Medium Lot Surface Parking

Description

General office building on a medium lot (125' x 136') with non-residential neighbors. Parking accessed from street and alley.

Limiting Factor

Parking is the limiting factor when surface parking lots are used. The maximum FAR and height do not come into play.



C-3-E: Min. Feasible Lot Size-200' x 136'- Structured Parking

Commercial Zones C-2-E, C-3-E, C-4-E

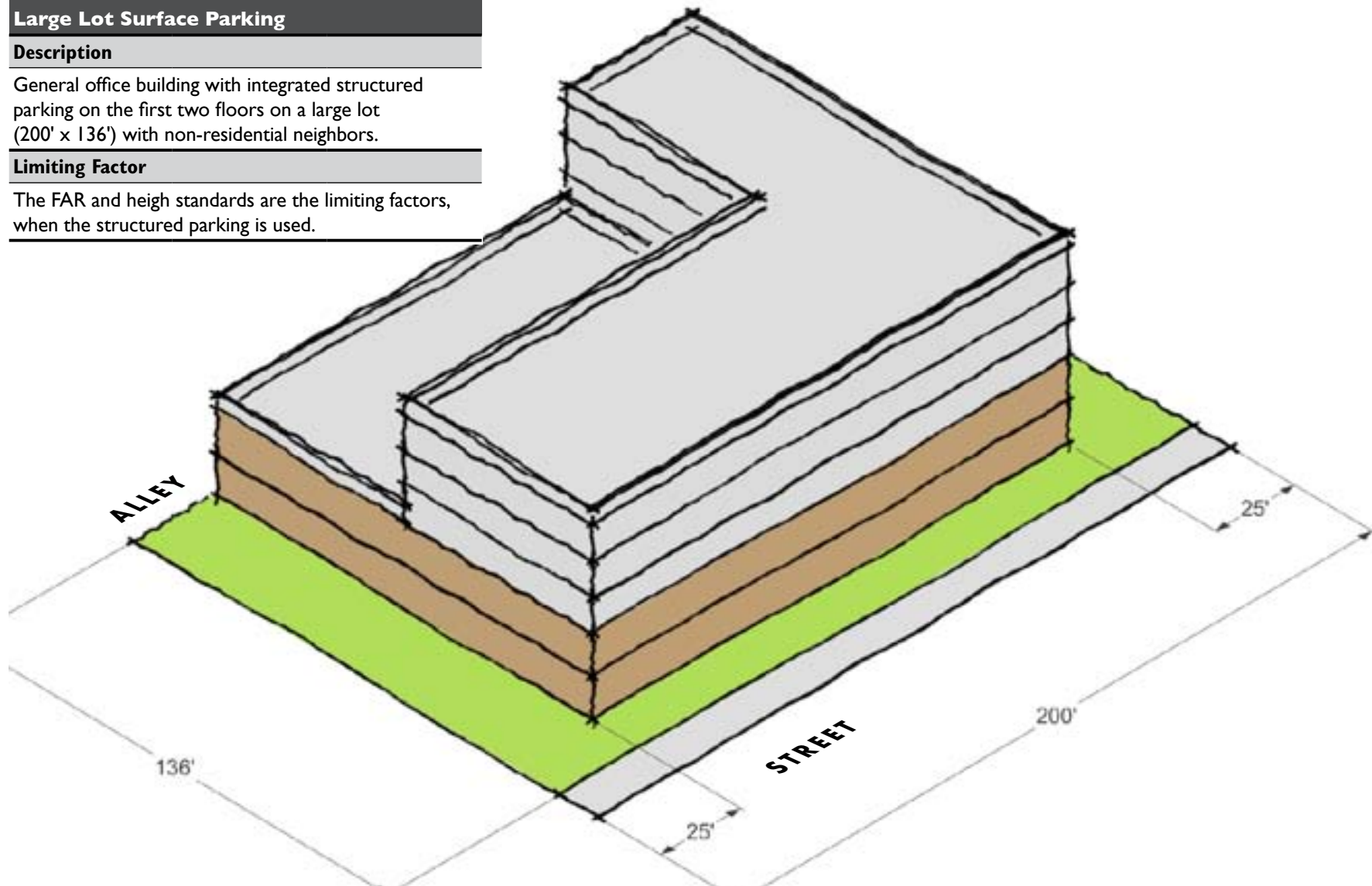
Large Lot Surface Parking

Description

General office building with integrated structured parking on the first two floors on a large lot (200' x 136') with non-residential neighbors.

Limiting Factor

The FAR and height standards are the limiting factors, when the structured parking is used.



C-3-E: Worst-Case Build Out-250' x 136'

Commercial Zones C-2-E, C-3-E, C-4-E

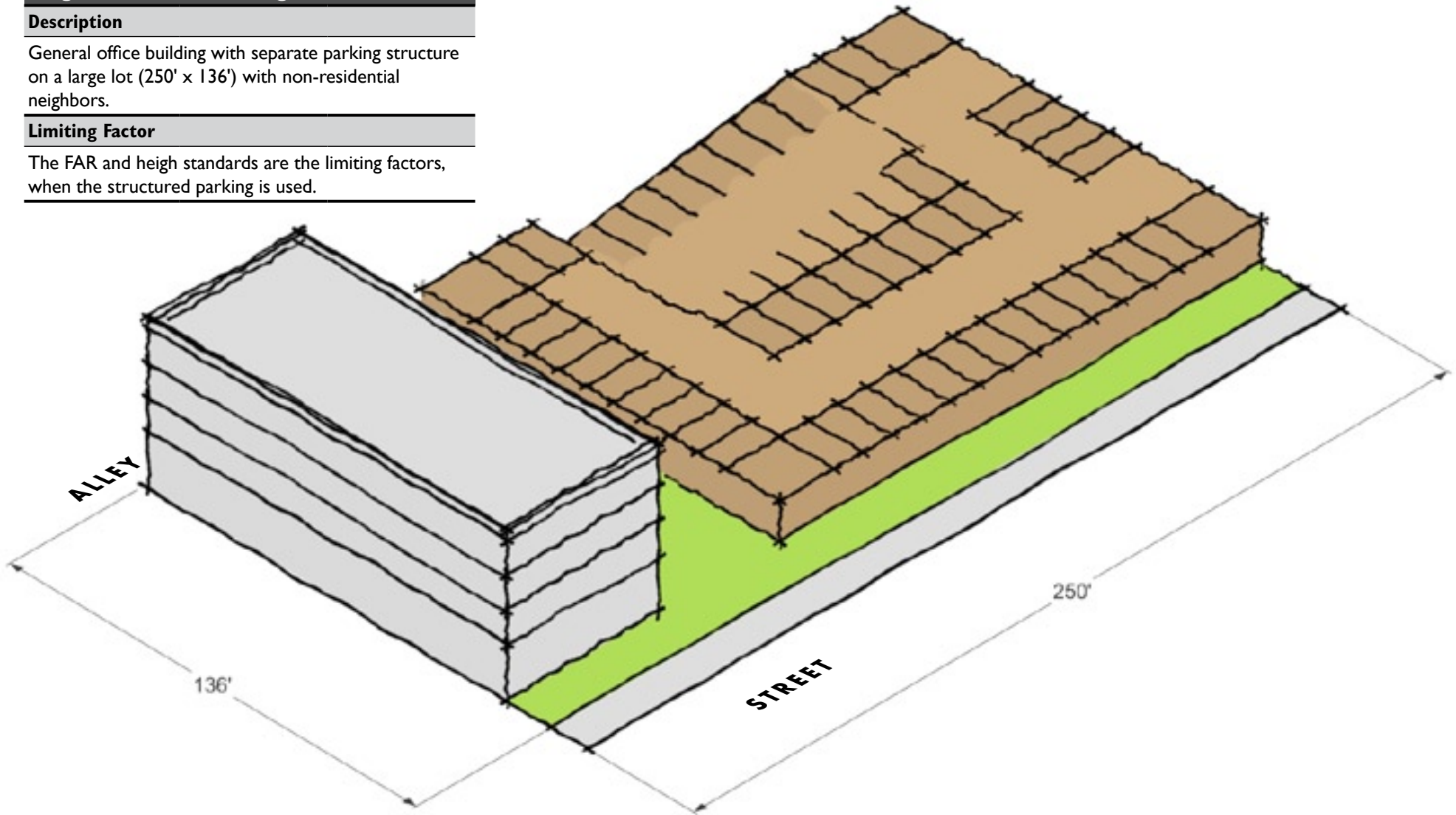
Large Lot Surface Parking

Description

General office building with separate parking structure on a large lot (250' x 136') with non-residential neighbors.

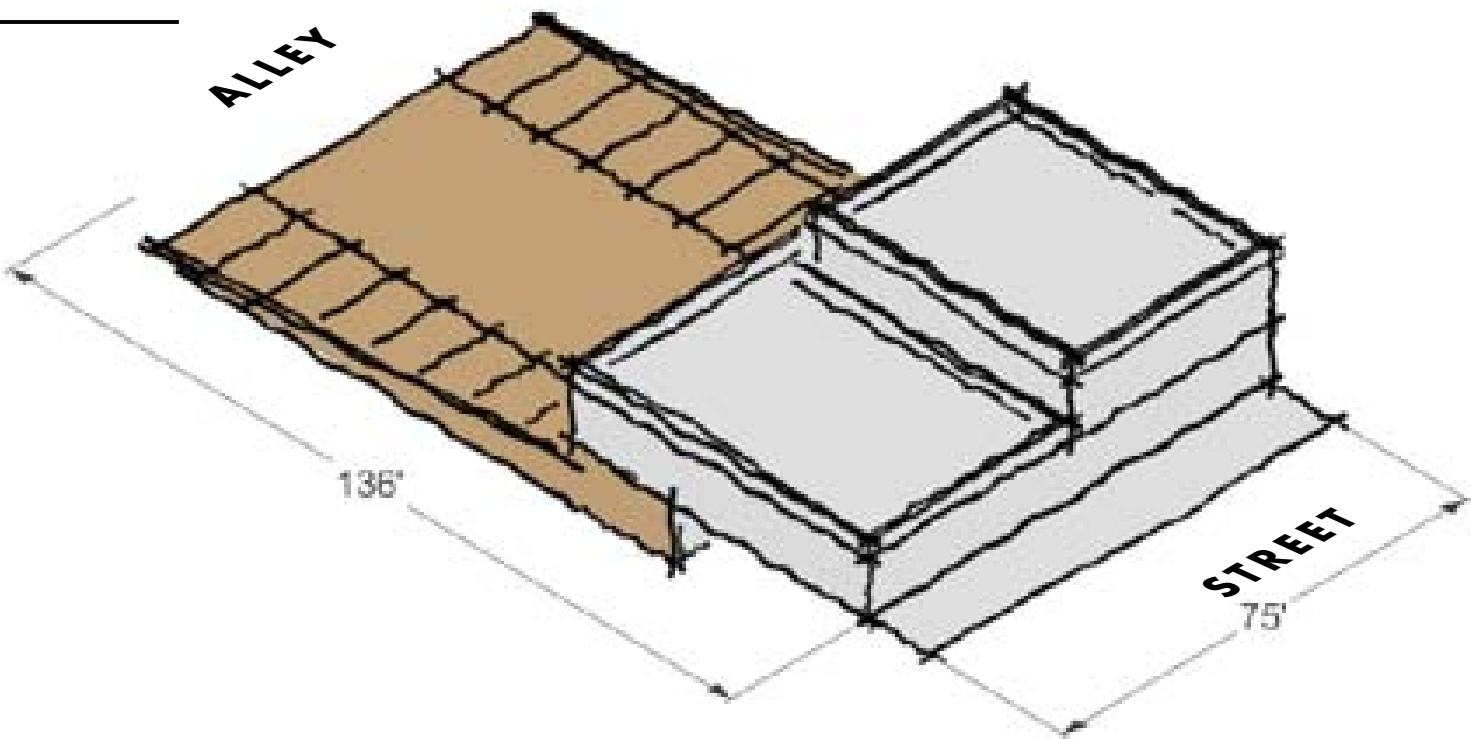
Limiting Factor

The FAR and height standards are the limiting factors, when the structured parking is used.



RM-M-E: 75'x136'-Max Build Out

Commercial Zones C-2-E, C-3-E, C-4-E
Medium Lot Surface Parking
Description
General office building on a front to back sloping lot medium lot (75' x 136') with non-residential neighbors. Parking accessed off an alley only.
Limiting Factor
Parking is the limiting factor when surface parking lots are used. The maximum FAR and height do not come into play.



Commercial Zones C-2-E, C-3-E, C-4-E

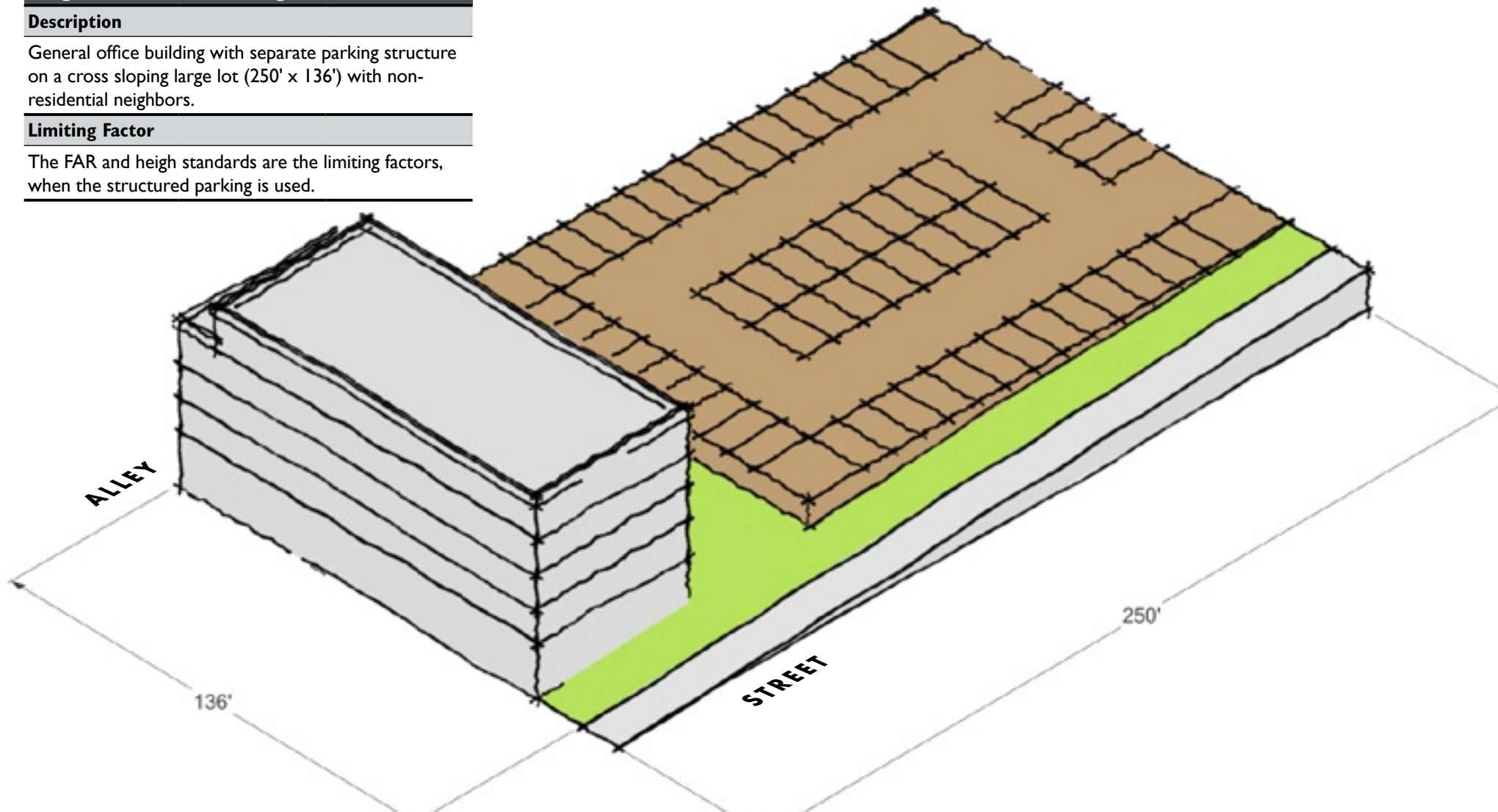
Large Lot Surface Parking

Description

General office building with separate parking structure on a cross sloping large lot (250' x 136') with non-residential neighbors.

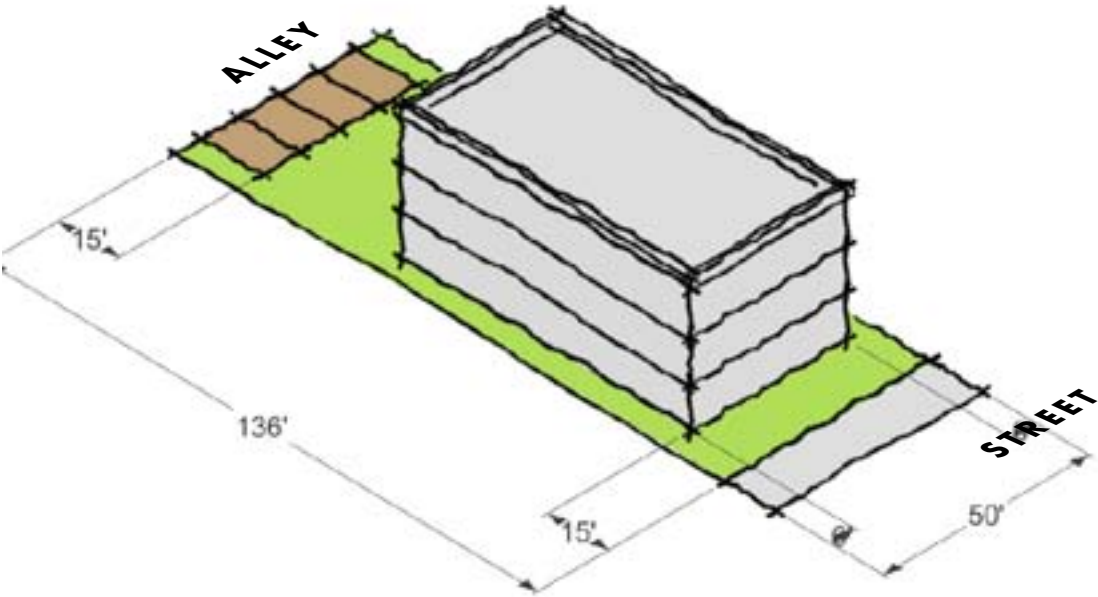
Limiting Factor

The FAR and height standards are the limiting factors, when the structured parking is used.



RM-M-E: Small Lot-Surface Parking

Residential Zone RM-M-E
Small Lot Surface Parking
Description
A residential building with two units on a small lot (50' x 136'). Parking accessed off an alley.
Limiting Factor
Minimum lot size per unit, parking and lot coverage standards limit the amount of development, when units have 2 or more bedrooms. Case study shows the maximum 40% lot coverage. The height limit of 60' is not meet, note that it is possible that a taller building could be built.



RM-M-E: Large Lot-Surface Parking

Residential Zone RM-M-E

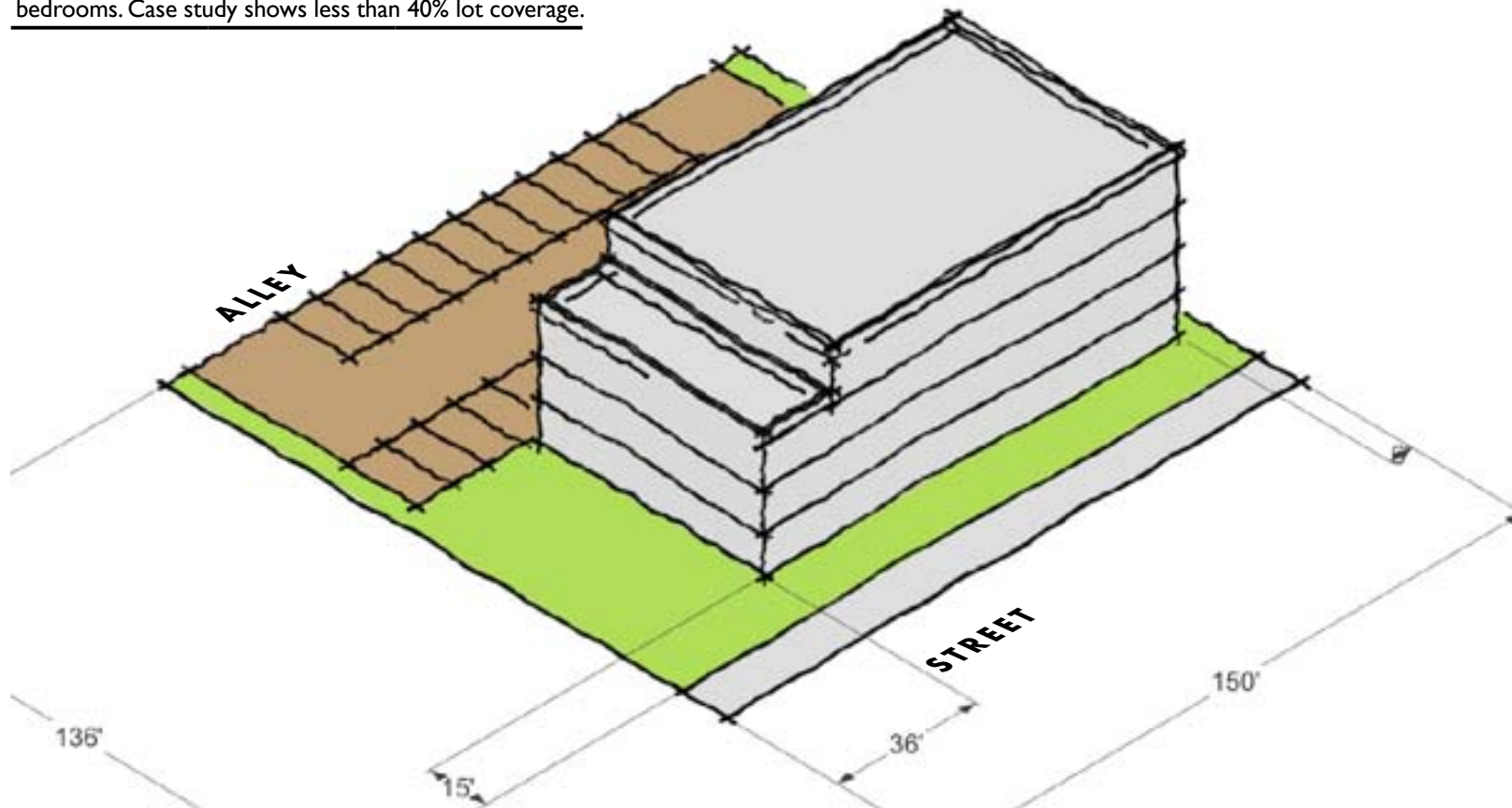
Medium Lot Surface Parking

Description

A residential building with six units on a large lot (75' x 136'). Parking accessed off an alley.

Limiting Factor

Parking and usable open space standards limit the amount of development, when units have 2 or more bedrooms. Case study shows less than 40% lot coverage.



RM-L-E: 50' x 136'-Surface Parking

Residential Zone RM-L-E

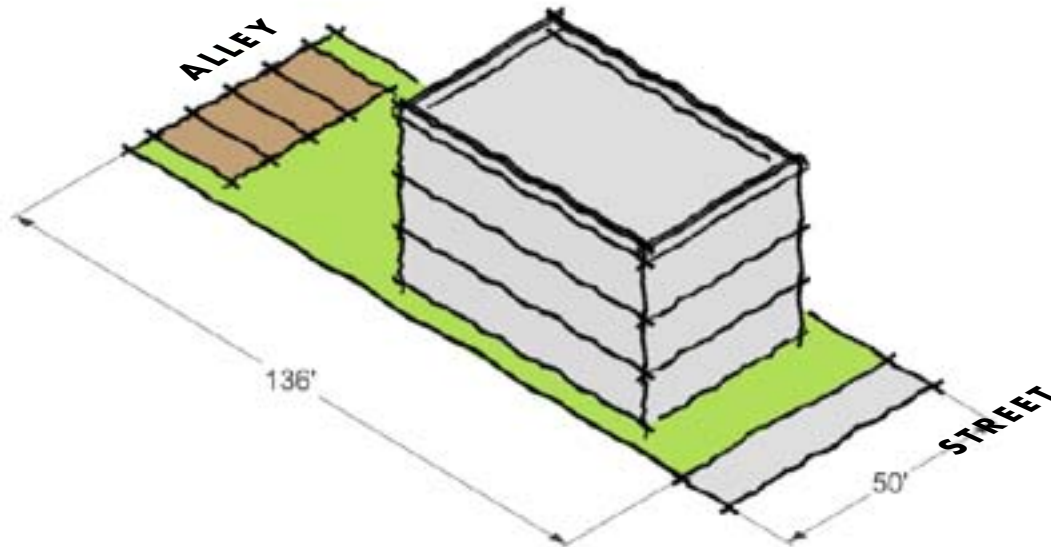
Small Lot Surface Parking

Description

A residential building with two units on a small lot (50' x 136'). Parking accessed off an alley.

Limiting Factor

Minimum lot size per unit, parking, lot coverage and height standards limit the amount of development, when units have 2 or more bedrooms. Case study shows just under the maximum 34% lot coverage.





What Else Have We Learned?

General Code Update, Circulation & Streets, Sustainability Presentations

© Kelji Iwai Photography



Flagstaff Zoning Code Update

Charrette Kick-Off



Conclusion

charting the path to a sustainable framework

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Brown Bag Lunch Open to Public	Studio Closed to Public	LW	Lisa Wise	BS	Bry Sarté



Flagstaff Zoning Code Update

Conclusion

Form-Based Codes

“Form-Based Codes” the book
Available at opticosdesign.com or amazon.com

Form-Based Codes Overview & Webinar
Form-Based Codes Institute (FBCI)
www.formbasedcodes.org

Daniel Parolek, AIA
daniel.parolek@opticosdesign.com

October 5, 2009

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